

Meeting Notice
City of Warwick
Planning Board

Date: Wednesday, March 12, 2008

Time: 6:00 p.m.

Location: Warwick City Hall
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

Review and acceptance of February 2008 meeting minutes.

Public Meeting

Minor Subdivision

Gonzalez Plat

Applicant: Cecilio Gonzalez

Location: 32 Overbrook Avenue

Assessor's Plat: 331

Lot(s): 118

Zoning District: Residential A-7

Land Area: 16,840 square feet

Number of lots: 2

Engineer: MJF Engineering

Ward: 4

The applicant is requesting preliminary approval to subdivide one 16,840 square foot lot to create two conforming lots; one lot having an existing dwelling and one new lot for development in a Residential A-7 zoning district.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on**

those lots according to pertinent regulations and building standards would be impracticable.

5) That the proposed development possesses adequate access to a public street.

Planning Department Recommendations

Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations.

1) That the existing storm drain system located on Overbrook Avenue and the existing storm drain line located along the easterly property line discharging into lot 130 must be included on the final plan.

2) That the two mature oak trees located along the easterly line of proposed Lot 2 and the existing City street trees along Overbrook Avenue shall be preserved and protected with tree drip line protection during construction.

Public Hearing

Major Land Development Project

800 Jefferson Boulevard

Applicant: Michael V. D'Ambra

Location: 800 Jefferson Boulevard

Assessor's Plat: 323

Lot(s): 287,288,289,290,291,518

Assessor's Plat: 277

Lot(s): 11,12,13,18

Zoning District: General Industrial, Office and Residential, A-7

Proposed Zone: General Business, with variances

Land Area: 8.45 acres

Number of Lots: 10

Proposed Lots: 2

Engineer: Jacobs Edwards and Kelcey

Ward: 3

The applicant is requesting Master Plan approval of a Major Land Development Project/Subdivision and a zone change recommendation for the construction of four (4) new office buildings, totaling 540,000 square feet, a six story parking garage and a 320 room hotel with parking on an adjacent lot. The proposed development will be contained on two lots with less than required front yard, side yard and rear yard setbacks, less than required parking and greater than allowed building height.

The applicant is proposing to construct the project in four phases with Phase I consisting of an administrative subdivision combining

ten (10) lots into two (2) lots for the construction of an 110,000 square foot office building and associated surface parking.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) Not in compliance with the standards and provisions of the City’s Zoning Ordinance therefore requiring City Council approval for a zone change from General Industrial, Office and Residential A-7 to General Business, with waivers to allow less than required front, side, and rear yard setbacks, less than required parking, greater than allowed building height and parking on an adjacent lot.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.**

5) That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant Master Plan approval with the following stipulations:

1) That the applicant shall receive approval from the Warwick City Council for a zone change from General Industrial, Office and Residential A-7 to General Business, with the requested waivers.

2) That the project engineer shall indicate the dimensions of the abandoned street, Brownell Street, on the site plans prior to Warwick City Council Approval.

3) That the applicant shall perform a Phase I and/or Phase II Environmental Assessment for the site, prior to preliminary approval.

4) That all State permits, including but not limited to, Rhode Island Department of Transportation (RIDOT), Physical Alteration Permit (PAP); Department of Environmental Management (DEM), Underground Injection Control (UIC); are required, prior to preliminary approval.

5) That the applicant shall submit a Sewer Capacity Analysis stamped

by a Professional Engineer (PE) containing existing and projected sewer flows to be approved the Warwick Sewer Authority, prior to preliminary approval.

6) That the applicant shall perform a hydrant flow test in the project vicinity in order to insure proper flows for the development to be approved by the Warwick Fire Marshall's Office, prior to preliminary approval.

7) That the preliminary plan shall include a landscape plan designed and stamped by a Rhode Island Registered Landscape Architect and approved by the Warwick Landscape Project Coordinator, prior to preliminary approval.

8) That the applicant shall demolish the existing industrial building located at the southeasterly corner of the development prior to the issuance of a Certificate of Occupancy for the Phase I office building.

9) That the maximum building height shall not exceed 99' 6", that the top floor of any building (excluding the parking garage) shall not exceed fifty percent (50%) of gross floor area (GFA) of the base for any height exceeding 86'.

10) That the overall parking spaces shall be increased from 1828 spaces to 1966 spaces based on the parking analysis contained in the Traffic Impact and Access Study prepared by Jacobs Edwards and

Kelcey and dated October, 2007.

11) That as a condition of Phase II the applicant shall widen the easterly Airport Connector off-ramp onto Jefferson Boulevard for approximately 250' west of the intersection in order to provide two left turn lanes and one right turn lane; the applicant shall also provide an additional short right turn lane along Jefferson Boulevard at the Airport Connector on-ramp that will transition into a single entry lane onto the Airport Connector as recommended in the updated traffic report prepared by RAB Professional Engineers, Inc. and dated March 5, 2008.

12) That as a condition of a Phase III approval, the applicant shall be required to install a traffic signal at the northerly access drive as recommended in the updated traffic report prepared by RAB Professional Engineers, Inc. and dated March 5, 2008.

13) That as a condition of a Phase III and/or Phase IV approval, the developer shall be required to improve any intersection within the study area experiencing an unacceptable level of service (LOS F) to an acceptable LOS of LOS E or better.

Request for a Zone Change

Applicant: Michael V. D'Ambra

Location: 800 Jefferson Boulevard

Assessor's Plat: 323

Assessor's Lot(s): 287,288,289,290,291,518

Assessor's Plat: 277

Assessor's Lot(s): 11,12,13,18

Zoning District: General Industrial, Office and Residential A-7

Proposed Zoning: General Business with variances

Planning Department Findings

The Planning Department finds the proposed zone change to be in compliance with the City's Comprehensive Plan, including the goals and Policies Statement, the Implementation Program, the Land Use Element and the Economic Development Element.

The Planning Department also finds the proposed zone change to be generally consistent with the following purposes of the City's Zoning Ordinance, as presented in Section 100, "Title and Purpose."

103.1 Promote the public health, safety and general welfare of the City.

103.2 Provides for a range of uses and intensities of use appropriate to the Character of the City and reflect current and future needs.

103.3 Provides for orderly growth and development, which

recognizes:

A.) The goals and patterns of land use contained in the Comprehensive Plan of the city of Warwick.

B.) The natural characteristics of the land, including its suitability for use based on the soil characteristics and topography.

E.) The availability and capacity of existing and planned public and/or private services and facilities.

F.) The need to shape and balance urban and suburban development.

103.10 Promote a high level of quality in design in the development of private and public facilities.

The Planning Department recommends favorable recommendation to the Warwick City Council for the requested zone change from General Industrial, Office and Residential A-7 to General Business with waivers for less than required front yard, side yard and rear yard setbacks, less than required parking, greater than allowed building height, and parking on an adjacent lot with all of the Planning Department recommendations which shall be considered an inseparable and integral part of the requested zone change.

Public Hearing

Major Subdivision

Verndale Street

Applicant: North End Realty, LLC

Location: 100 Verndale Street

Assessor's Plat: 339

Lot: 119 & 291

Zoning District: Residential A-7

Land Area: 16,008 square feet

Number of lots: 2

Engineer: Flynn Surveys, Inc.

Ward: 5

The applicant is requesting preliminary approval to raze an existing dwelling and to subdivide two merged lots to create two new nonconforming lots for development with less than the required frontage and lot width in a Residential A-7 Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and:

1) Consistent with the Comprehensive Community Plan.

2) In compliance with the standards and provisions of the City's Zoning Ordinance having received Zoning Board of Review approval

(Petition #9516) to have two lots, each lot with less than the required lot frontage and lot width.

3) That there will be no significant negative environmental impacts from the proposed development.

4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.

5) That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant preliminary approval with final approval to be through the administrative Officer upon compliance with the following stipulations:

1) That the applicant shall plant two, 2 1/2" caliper street trees within the Verndale Street right-of-way prior to the issuance of a Certificate of Occupancy (CO); type of tree and location to be approved by the City's Landscape Project Coordinator.

2) That a six foot (6') stockade fence shall be erected along the

abutting side property lines of lots 116, 120 and 124 in a southerly direction from approximately the rear of the proposed new dwellings to the rear property line and then along the rear property lines of the proposed new lots, prior to the issuance of a CO.

3) That the proposed dwelling on “Parcel B” shall be moved forward on the lot to align with the front of house #106 Verndale Street and that the proposed dwelling on “Parcel A” shall be moved back so as not to align with the proposed dwelling on “Parcel B.”

4) That both dwellings shall be connected to the Warwick Sewer System, surety shall be provided in the form of a Bond or a Restricted Bank Account, prior to final approval.

Public Hearing

Major Land Development Project

Centerville Road Multi-family

Applicant: Charles Abosamra

Location: 724 Centerville Road

Assessor's Plat: 242

Lot(s): 7, 8 & 35

Zoning District: Residential A-15

Land Area: 2.72 Acres

Number of lots: 3

Engineer: Ocean State Planners, Inc.

Ward: 8

The applicant is requesting a combined master plan/preliminary approval of a Major Land Development Project/Subdivision to merge three lots with one existing dwelling to allow for the development of ten residential condominiums with less than the required driveway setback in a Residential A-15 Zoning District.”

Planning Department Findings

- 1) The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:**
- 2) Generally consistent with the Comprehensive Community Plan.**
- 3) In compliance with the standards and provisions of the City’s Zoning Ordinance having received Zoning Board of Review approval (Petition #9288) to have ten residential condominium units on a lot with less than the required driveway setback.**
- 4) That there will be no significant negative environmental impacts from the proposed development.**

5) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, and:

6) That the proposed development possesses adequate and permanent access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant a combined master plan/preliminary approval with the following stipulations:

1) That the applicant shall record an administrative subdivision merging the three lots, as a condition of final approval.

2) That the final plan, which shall depict the intersection of Centerville Road and Douglas Avenue and shall locate the existing drain pipe along the westerly property which runs southerly from Centerville Road to Hardig Brook, shall be approved by the City Engineer.

3) That the final landscape plan which shall include appropriate buffers and screening from the abutting residential properties in accordance with Zoning Ordinance Sections 502.2 (D) "Screening" and 502.3 (D) Landscaping," shall be approved by the City's Landscape Project Coordinator.

Public Hearing

Major Land Development Project/Subdivision

Winfield Place

Applicant: K. Joseph Shekarchi

Location: 66 Commonwealth Avenue and Granite Street

Assessor's Plat: 247

Lot(s): 47

Zoning District: Residential A-10

Land Area: 2.59 Acres

Number of lots: 2

Engineer: Walker Engineering Inc.

Ward: 8

The applicant is requesting preliminary approval to subdivide a conforming lot to create two new lots, one conforming lot with an existing dwelling and one nonconforming lot with less than the required frontage for the development of a nine-unit residential condominium in a Residential A-10 Zoning District.

Planning Department Findings

The Planning Department finds the proposal to be generally

consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance having received Zoning Board of Review approval petition #9469.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.**
- 5) That the proposed subdivision possesses adequate and permanent access to a public street.**

Planning Department Recommendation

Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer.

Public Meeting

Major Subdivision

Lorden Plat

Applicant: Daniel & Anne Lorden and Frank Miale

Location: 80 Balsam Street

Assessor's Plat: 307

Lot(s): 76 & 77

Zoning District: Residential A-10

Land Area: 10,000 square feet

Number of lots: 2

Engineer: Ocean State Planners, Inc.

Ward: 1

This petition was denied by the Planning Board at the August 28, 2007 Planning Board meeting and was appealed to the Zoning Board of Appeal. The Board of Appeal determined that the Planning Board decision was not supported by the weight of the evidence. The Board of Appeal subsequently overturned the decision and has remanded the application back to the Planning Board for approval of the preliminary plan consistent with the decision of Zoning Board of Appeal.

The applicants are requesting preliminary approval to subdivide two merged lots to create two non-conforming lots with less than the required frontage, lot width and area, one lot having an existing

dwelling with less than the required front and side yard setback and one new lot for development in a Residential A-10 Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations; and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance; having received Zoning Board of Review approval (Petition #9493) to create two non-conforming lots with less than the required frontage, lot width and area.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.**
- 5) That the proposed development possesses adequate access to a public street.**

Planning Department Recommendations

Planning Department recommendation is to grant preliminary approval consistent of the decision of the Zoning Board of Appeal in with final approval to be through the Administrative Officer upon compliance with the following stipulations.

1) That the final plan shall include the following notations:

- a. Show the location of existing utilities (gas, water, electric, etc.) on Balsam Street and Shippen Avenue.**
- b. Notation regarding wetlands within 200' of the parcel.**
- c. Note base flood elevation on plan.**
- d. Topography must be depicted on plan.**
- e. Location of adjacent houses must be depicted on plan.**
- f. Show granite bounds to be set.**

2) That the properties shall be connected to the Warwick Sewer System when it becomes available.

Public Meeting

Request for an Extension

Conimicut Trolley Plat (Section 3)

Applicant: Robert J. and Cynthia A. Henninger

Location: 200 Beach Avenue

Assessor's Plat: 332

Lot(s): 834

Zoning District: Residential A-7

Land Area: 23,841 square feet

Number of lots: 2

Surveyor: Flynn Surveys Inc.

Ward: 4

The applicant is requesting an extension of the preliminary approval for the Conimicut Trolley Plat to subdivide one lot with an existing dwelling to create two new lots, one lot with an existing dwelling and one new lot for development approved on March 23, 2007.

The applicant is currently pursuing a street abandonment through the Warwick City Council of a portion of June Avenue which directly abuts the subject property.

Planning Department Findings

The Planning Department finds the following:

1) The project is consistent with the Comprehensive Plan, and the Comprehensive Plan has not changed substantially since the time of

the original application as it would apply to this project.

2) The Development Review Regulations, the Zoning Ordinance, and all applicable state and federal regulations are substantially the same as they were at the time of the original application, as they would apply to this project.

3) The Zoning Map designation for the subdivision has not changed since the time of the original application.

4) No substantial change to the physical conditions of the subdivision or the neighboring property has occurred since the time of the original application.

Planning Department Recommendation

The Planning Department recommendation is to grant the requested extension to expire on March 23, 2009.

Public Meeting

Request for an Extension

Cowesett Farm

Applicant: Cowesett Farm, LLC.

Location: Cowesett Road and Blue Ridge Road

Assessor's Plat: 239

Assessor's Lot(s): 8 & 11

Zoning District: Residential A-15

Land Area: 94.91 acres

Number of lots: 37

Engineer: DiPrete Engineers, Inc.

Ward: 8

The applicant is requesting a second extension of the master plan approval for the Cowesett Farm subdivision to allow for the creation of 36 single family house lots in an A-15 Zoning District approved on April 19, 2006.

Planning Department Findings

The Planning Department finds the following:

1) The project is consistent with the Comprehensive Plan, and the Comprehensive Plan has not changed substantially since the time of the original application as it would apply to this project.

2) The Development Review Regulations, the Zoning Ordinance, and all applicable state and federal regulations are substantially the same as they were at the time of the original application, as they would apply to this project.

3) The Zoning Map designation for the subdivision has not changed since the time of the original application.

4) No substantial change to the physical conditions of the subdivision or the neighboring property has occurred since the time of the original application.

Planning Department Recommendation

The Planning Department recommendation is to grant the requested extension to expire on April 19, 2009.

Administrative Subdivisions

Replat of Lake Grove Plat: 350 Lots: 92, 93, 96, & 595

The Butziger Plat Plat: 364 Lots: 277 & 278